

Taskers Chance HOC, Inc.
Regular Meeting Minutes
August 20, 2020

The Board of Directors of Taskers Chance Homes Corporation met in a Zoom conference August 20, 2020 at 7 p.m.

Present:

Mr. Horacio Rodriguez, President
Ms. Belinda Morton, Vice President
Ms. Sharon Glaser, Director
Mr. Brian DeHaven, Treasurer
Ms. Sue Ezzati, Director
Rev. William Warehime, Director
Mr. Kyle Mulcahy, Director arrived at 7:50 pm

Absent:

Mr. Brian Schmitt, Secretary

Others Present:

Ms. Nancy Keen, Vanguard Management, Community Representative
Liz Van Brunt, Recording Secretary

1 resident called in

I. CALL TO ORDER

Mr. Horacio Rodriguez, President of Taskers Chance HOC called the regular meeting to order at 7:03 p.m. with a quorum present.

II. MINUTES

Motion to approve the June 18, 2020 meeting minutes as presented. Morton/Ezzati
Vote: 6/0/0

III. HOMEOWNER OPEN FORUM

No residents spoke.

IV. MANAGEMENT REPORT

A. Landscaping Improvements

Belinda drove with the landscape company to review the property. Special equipment will be needed for some tree removal due to power lines. The Baughman's Lane trees are bigger

and therefore cost more. The board wants to not plant more trees or plantings that add to the current level of maintenance items.

1009 Eastbourne Court-Remove and replace cherry tree \$600

Baughman's Lane- Remove 3 large dead pines \$4,500

Heathfield Drive- Remove three (3) dead maples \$2,600

Key Parkway- Remove one large dead pine. \$770

Swallow Pointe Entrance Bed \$3,000 – This will be put on the Master Plan as a new item and be on hold for now. More discussion is needed.

Motion to approve the landscape proposal minus the Swallow Pointe Entrance Bed.

DeHaven/Morton Vote: 6/0/0

B. Tasker's View Trash Corral Signage

Management obtained a proposal from Graphcom for eleven signs to be posted at the Tasker's View trash corrals. The wording was reviewed by the attorney for approval. The total cost is \$280.50. The board discussed the option of installing security cameras since illegal dumping happens frequently. The clean up costs the association a lot of money. Jet Services will install the signs.

Motion to approve the eleven signs for the Tasker's View trash corrals as proposed.

Morton/Glaser Vote: 6/0/0

C. Basketball Hoop Variance Request/ [REDACTED]

This homeowner received a violation notice regarding having a basketball hoop in their driveway. Basketball hoops are not permitted in the townhouse area. The homeowner wrote that they would only have it out when they are using it and they would put it away when they are done. The board considered the need that was stated and the current health situation. Some discussion of a temporary waiver. A statement could be made that if one violation or one complaint is made then the waiver will be revoked. Some discussion of monitoring the use of hoops.

Motion to deny the request for a basketball hoop variance.

Morton/Glaser

Vote: 5/1/0

D. 2021 Draft Operating Budget

As there is excess operating income this year due to the pool being closed, some of this excess income was used as a one-time cash contribution to Reserves that is needed to meet that requirement and therefore requiring no dues assessment increase in 2021. Without this reserve reduction it would have meant a 2.5% increase in assessments. Some discussion of snow removal and other costs that may increase and general collection activity.

Based upon the requirements of state and county laws, the anticipated schedule for the budget review, comment and approval process should be as follows:

August 20, 2020 Board Meeting: Board members to review budget and approve draft for publication to the members for comment. October 15, 2020 Board Meeting: Hear comments from homeowners on proposed budget. Final approval of 2021 Operating

Budget. November/December 2020: Mail budget approval notice and new payment coupons to homeowners.

Motion to accept the draft budget as proposed for distribution to homeowners by postcard informing them that the budget will be posted on the website.

Morton/Warehime

Vote: 6/0/0

E. 2019/2020 Audit Engagement-Ratify Approval

The Board approved by email the Audit Engagement Proposal from Goldklang Group for 2019 and 2020 Audit and taxes.

Motion to ratify the vote by email that approved the Audit Engagement Proposal from Goldklang Group for 2019 and 2020 Audit and taxes.

DeHaven/Warehime

Vote: 6/0/0

F. Tot Lot Sign

It was suggested that signs could be installed at the tot lots reminding people about the health concerns regarding COVID-19.

Motion to approve the installation of COVID-19 health advisory signs at the community tot lots.

Morton/Ezzati

Vote: 6/0/0

V. NEW BUSINESS

A. Board Candidate Questionnaire Is Available

Three board positions are up for renewal and there is one vacant position open.

B. Recent Tree Removal

There were many trees behind Storrington Drive that were cut down by a homeowner in order to install a fence over a month ago. There are tall stumps and many pieces of cut wood left around. The job is not complete. Also, not all trees were dead. Although the city approved of some tree removal it is not clear if all that were removed were approved. Some of these trees near Shookstown Road were on city property. It was suggested that photos submitted to the ACC is not enough. In the future, someone from the ACC needs to mark the trees approved for removal.

Action: Brian and Belinda will share their photos of the property with the board.

Action: Nancy will get a quote for cleanup from Mike to share with the homeowner in case clean up is not handled by the homeowner.

Action: Any approvals that the city made will be collected, as well as the ACC application, and then be shared with the board.

Action: An appointment may be made with the city arborist and the city planning commission for a meeting with the board at the location to verify which trees were removed, inquire whether they were approved and verify that the site is cleaned up.

V. OLD BUSINESS

There was no old business.

VII. ADJOURNMENT

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 8:13 p.m.

Motion to adjourn the meeting at 8:13 p.m.

Morton/Ezzati

Vote: 7/0/0

Respectfully submitted,

Liz Van Brunt
Recording Secretary